

Village of Canal Winchester

Residential Development Standards

Adopted on November 6, 2006
Effective: December 6, 2006

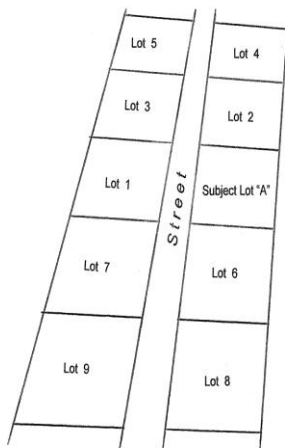
Planning and Zoning Residential Standards

Architectural Diversity (Same house models next to each other):

All single-family residential developments shall incorporate architectural diversity whereby (a) the same house model shall not be directly across the street and (b) a minimum 2-lot separation shall be required between the same house model on the same side of the street or diagonal from each other.

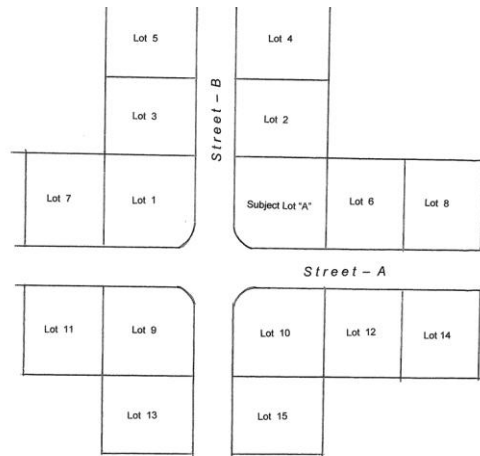
Example:

The house model located on Subject Lot "A" cannot occur on Lots 1 through 9.



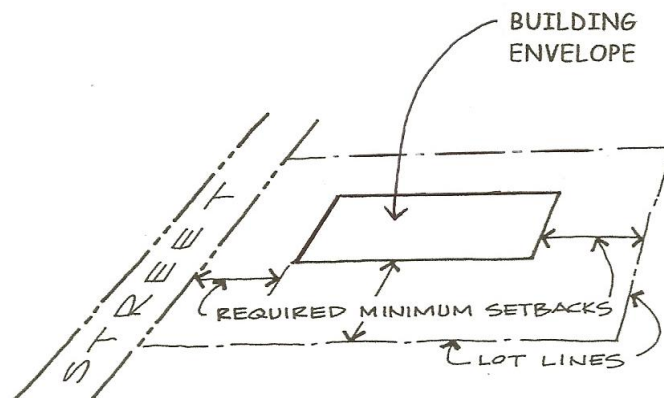
Example:

The house model located on Subject Lot "A" cannot occur on Lots 1 through 15.



Building Envelope:

The dimensional space within which a building or structure is permitted to be built on a lot and that is defined by minimum yard setbacks.



Chimneys:

Cantilevered and Shed type chimneys are permitted only if located on the rear of the house and not visible from the street. A chimney built “inside” the exterior wall or built inside the house or residential unit shall be exempt from this requirement.

All chimneys shall be constructed out of masonry or stucco. Except for cantilevered and shed chimneys, chimneys shall extend the full height of the abutting vertical wall plane.

Permitted

Not Permitted on
side or front of the house
Cantilevered



Not permitted on the
side or front of the house
Shed-Type

Driveways:

Driveways for residential and non-residential developments shall consist of concrete, asphalt, or brick pavers. The Planning and Zoning Commission may permit a similar construction material as an alternative only upon prior approval. All driveway aprons shall be concrete. All driveways shall be a flat, earth tone color.

Four-Sided Architecture:

The purpose of requiring four-sided architecture on all residential dwellings is to avoid large areas of blank exterior walls. Each side or rear elevation must contain at least two design elements and each front elevation must contain at least three design elements. On two-story dwellings, it is preferable that each story on a single elevation contains at least one design element. Typical design elements are included below, but this list is not all-inclusive.

The eligible design elements are as follows:

- ☐ A door of at least 17 square feet in area.
- ☐ A window of at least 6 square feet in area. Windows closer than ten (10) feet shall be considered as one (1) element. A set of adjacent windows, such as double or bay windows, shall be considered as one element.
- ☐ A chimney.
- ☐ An articulated gable vent of at least 4 square feet in area.
- ☐ Porches, decks or similar structure.
- ☐ A similar significant permanent architectural feature consistent with the style of the house only upon prior approval by the Planning and Zoning Commission.

Garages:

All single-family residential developments shall have a mix of front loaded and side loaded garages. A minimum 20% of the lots must be designed for a standard side entrance garage on lots where side-entry garages can be accommodated, typically 65-feet wide and wider lots. For corner lots, the garage shall be oriented towards the “lower” defined street classification as determined by the Planning and Zoning Commission. Garage doors shall be a maximum 10 feet height. If there is a living area above the garage, the maximum height of the garage shall be 35 feet. Otherwise, the maximum height of the garage is 18 feet.

Front Loaded Garages:

- ☐ Shall be located a minimum 4-feet behind the front line of the livable area of the home. A covered or uncovered porch shall not be considered a livable area of a home.
- ☐ Garage doors shall not exceed 50% of the house width (frontage). Where more than a standard 2-car front loaded garage is provided, the additional garage bay(s) shall be offset from and architecturally designed to appear separate and distinct from the 2-car garage.

Side Loaded Garages:

- ☐ Side loaded garages may be loaded from an inside court area.
- ☐ The garage elevation facing the street must incorporate design features also found in the front elevation of the home including, but not limited to, windows.

House Size and Setbacks:

Dwelling Type	Ground Floor Area (sq. ft.)		Finished Floor Area (sq. ft.)	
	Existing	Proposed	Existing	Proposed
1 Story	1,500	1,650	1,500	1,650
1 ½ Story	1,250	1,375	1,700	1,870
2 Story	950	1,045	1,900	2,100
Split Level	1,500	1,650	1,500	1,650

Existing R-3Proposed R-3

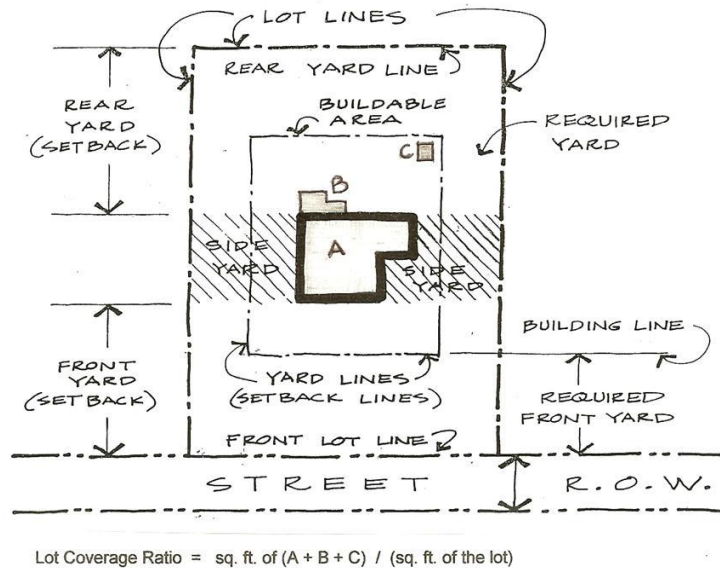
Min. Lot Area	14,375	14,440
Max. Lot Coverage	30%	30 %
Min. Lot Width & Depth	80 ft. by 180 ft.	90 ft. by 160 ft.
Lot Width on Curving Street or Cul-De-Sac	45 ft. at ROW 80 ft. at Building Line	50 ft. at ROW 90 ft. at Building Line
Front Yard Setback	30 ft.	30 ft.
Side Yard Setback	10 ft. each side	10 ft. each side
Rear Yard Setback	30 ft.; 8 ft. for Accessory Bldg.	30 ft.; 8 ft. for Accessory Bldg.
Max. Building Height	35 ft. or 2 Stories	35 ft. or 2 Stories
Basement Required	Yes if over 20 ft. height or 1½ Stories	Yes if over 20 ft. height or 1½ Stories

Landscaping, Required:

All residential and non-residential lots shall have a minimum of 200 total square feet of landscaping in the front and side yards, consisting of shrubs and perennial flowers and at least one tree, in accordance with a landscaping plan approved by the village. If block is used for the foundation, any fully exposed block above final grade shall be of a premium or upgraded decorative material compatible with adjacent natural materials.

Lot Coverage:

Lot Coverage shall mean the ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory buildings or structures on a lot to the total lot area. Included in this ratio are porches, decks, patios, and outdoor pools.

Parks:

All residential developments are required to address parkland needs. The Planning and Zoning Commission shall determine whether the parkland is to be an active park or a passive park, or some combination. The parkland is to be developed according to the approved plan at the beginning of the residential development. Only 40% of the required parkland acreage can be located within the 100-year floodplain.

Active Park:

- ☐ Active park land shall contain usable areas reasonably dry most of the time for future buildings and structures. The developer is required to install the park's play equipment as determined by the Planning and Zoning Commission. A park development plan that includes the type and location of play equipment shall be approved by the Commission.

Passive Park:

- ☐ The developer is required to install the park's furniture as determined by the Planning and Zoning Commission. A park development plan that includes the type and location of play equipment shall be approved by the Commission.

Developer donating funds to the village in lieu of providing parkland:

If accepted by the village: Use the average acre purchase (land transfer) price of recent development in the most recent 3-years and apply that value per acre to the parkland acreage required.